

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
PHILADELPHIA DIVISION**

In re: William Steven Stanaitis Penny Mifflin Stanaitis Debtor WELLS FARGO BANK, N.A. Movant v. William Steven Stanaitis Penny Mifflin Stanaitis Debtor/Respondent KENNETH E. WEST Trustee/Respondent	Bankruptcy No. 23-12187-pmm Chapter 13
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ORDER OF COURT

AND NOW, this 22nd day of May, 2024 upon consideration of Wells Fargo Bank N.A.'s Motion for Relief from Automatic Stay, pursuant to 11 U.S.C. § 362(d), any response thereto and that it is not necessary for an effective reorganization, it is hereby

ORDERED, that the automatic stay provisions of Section 362 of the Bankruptcy Code are hereby unconditionally terminated with respect to Wells Fargo Bank N.A.; and it is further

ORDERED, that Wells Fargo Bank N.A., its successor and/or assigns are entitled to proceed with appropriate state court remedies against the property located at 349 Mulberry Drive, ROYERSFORD, PA 19468, including without limitation a sheriff's sale of the property.

BY THE COURT



Date: May 22, 2024

HON. Patricia M. Mayer
U.S. Bankruptcy Court Judge